AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 304902

Karen Johnson Davidson County
Batch# 1349345 DEEDQC
11/21/2025 08:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251121-0093013

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 053 14 0A 084.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 14th day of November 20 25 by and between **Charisse Kendricks, unmarried, and Chaundra Lofton, unmarried,** residing at 101 Kiowa Trail, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Charisse Kendricks, unmarried,** residing at 101 Kiowa Trail, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 70 on the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument #20050707-0078328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address: 101 Kiowa Trail, Nashville, TN 37115

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/31/2006 under Volume #: 20060531-0064008 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Charisse Kendricks

Charisse Kendricks

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Charisse Kendricks, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

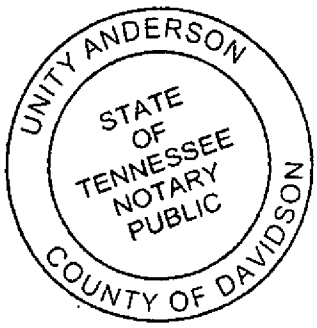
Witness my hand and seal, at office in Davidson County, this 14th day of November, 20 25.

Unity Anderson

Notary Public

My Commission Expires
May 8, 2029

My Commission expires:



IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Chaundra Lofton

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Chaundra Lofton, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 14th day of November, 20 25.

Notary Public

My Commission Expires May 8, 2029

My Commission expires:

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Charisse Kendricks
Affiant

Print Name: CHARISSE KENDRICKS

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 14th day of November, 2025.

Unity Anderson
Notary Public
My Commission Expires: May 8, 2029

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Charisse Kendricks
101 Kiowa Trail
Nashville, TN 37115

Name and address of property owner:

Charisse Kendricks
101 Kiowa Trail
Nashville, TN 37115

Tennessee Certification of Electronic Document

I, David Delbaux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 14 2025 (date of document).

Affiant Signature

11/20/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09/15/28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries